



Boundary lines are indicative only

# Information memorandum

Havelock North  
14 Middle Road

Prepared by Bayleys  
March 2024

**BAYLEYS**



**New World Development**

**McDonald's**

**Village Health Centre**

**Te Mata Lodge**

**The Village Motel**

**Porters**

**Havelock North Village**

**OPPORTUNITY LOCATION**

**Gilmours Pharmacy**

**New World**



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This information has been supplied by the vendor or the vendor's agents. Accordingly, Bayleys, Eastern Realty Limited, Jodie Woodfield & Kerry Geange are merely passing over the information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Bayleys, Eastern Realty Limited, Jodie Woodfield & Kerry Geange do not accept any responsibility to any person for the accuracy of the information herein.

# The opportunity

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Bayleys is pleased to offer 14 Middle Road, Havelock North for sale by way of Auction (unless sold prior) at 3pm on Friday 19<sup>th</sup> April 2024 at 52 Bridge Street, Ahuriri, Napier.

With Havelock North Village literally on your doorstep, 14 Middle Road presents options for everyone. Centrally located on the corner of Porter Drive, adjacent to the busy shopping precinct, this 765sqm (more or less) site is currently home to the Havelock North Family Centre.

Fully licensed for approximately 40 childcare placements, this residentially zoned property is consented and returning a net income of \$53,560 + GST pa.

Investment property is rarely for sale in Havelock North, and this asset has the added bonus of being prime development land (subject to council approval).

Collect the medium-term income while making long-term plans for the future.

**Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.**



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[bayleys.co.nz/2802605](https://www.bayleys.co.nz/2802605)

# Executive summary

A rare opportunity to secure rarely available investment property in Havelock North, with the added bonus of being prime development land (subject to approval).

## The property

## The sale process



### Property address

14 Middle Road, Havelock North, Hastings



### Tenant/s

Havelock North Family Centre



### Method of sale

Auction



### Legal description & record of title

Lot 2 Deposited Plan 6350 (HB93/287)



### Net income

\$53,560 + GST



### Auction date

3pm, Friday 19<sup>th</sup> April 2024

17 Napier Road, Havelock North



### Floor area

250sqm (approximately)



### Zoning

Residential



### Land area

765sqm (more or less)

### Key highlights

- Outstanding location in central Havelock North
- Premium land parcel of 765sqm (more or less)
- Currently returning \$53,560 + GST pa
- Income stream while you make future plans

# Investment highlights

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- 01 Popular Hawke's Bay**  
The Hawke's Bay regional economy remains strong and capital investment in public and private infrastructure is positive for the foreseeable future
- 02 Location**  
Prime location on the fringe of bustling Havelock North Village shopping precinct
- 03 Scale**  
765sqm (more or less) of land on corner of Middle Road and Porter Drive
- 04 Investment**  
Currently leased to Havelock North Family Centre and returning \$53,560 + GST per annum
- 05 Zoning**  
Residentially zoned and currently consented for Commercial activity
- 06 Opportunity**  
Collect the medium-term income before redeveloping or land-banking for your future needs



# The location

14 Middle Road is situated in Havelock North, one of New Zealand's most in-demand regional urban centres.

Close to the Havelock North shopping precinct, recreational assets, and service providers makes this location extremely attractive to a wide range of buyer types.

This location and the scale of the asset will drive significant buyer interest at a popular value point.



## Accessibility

Located on the corner of Middle Road and Porter Drive, adjacent to the shopping precinct, a highly accessible lot.



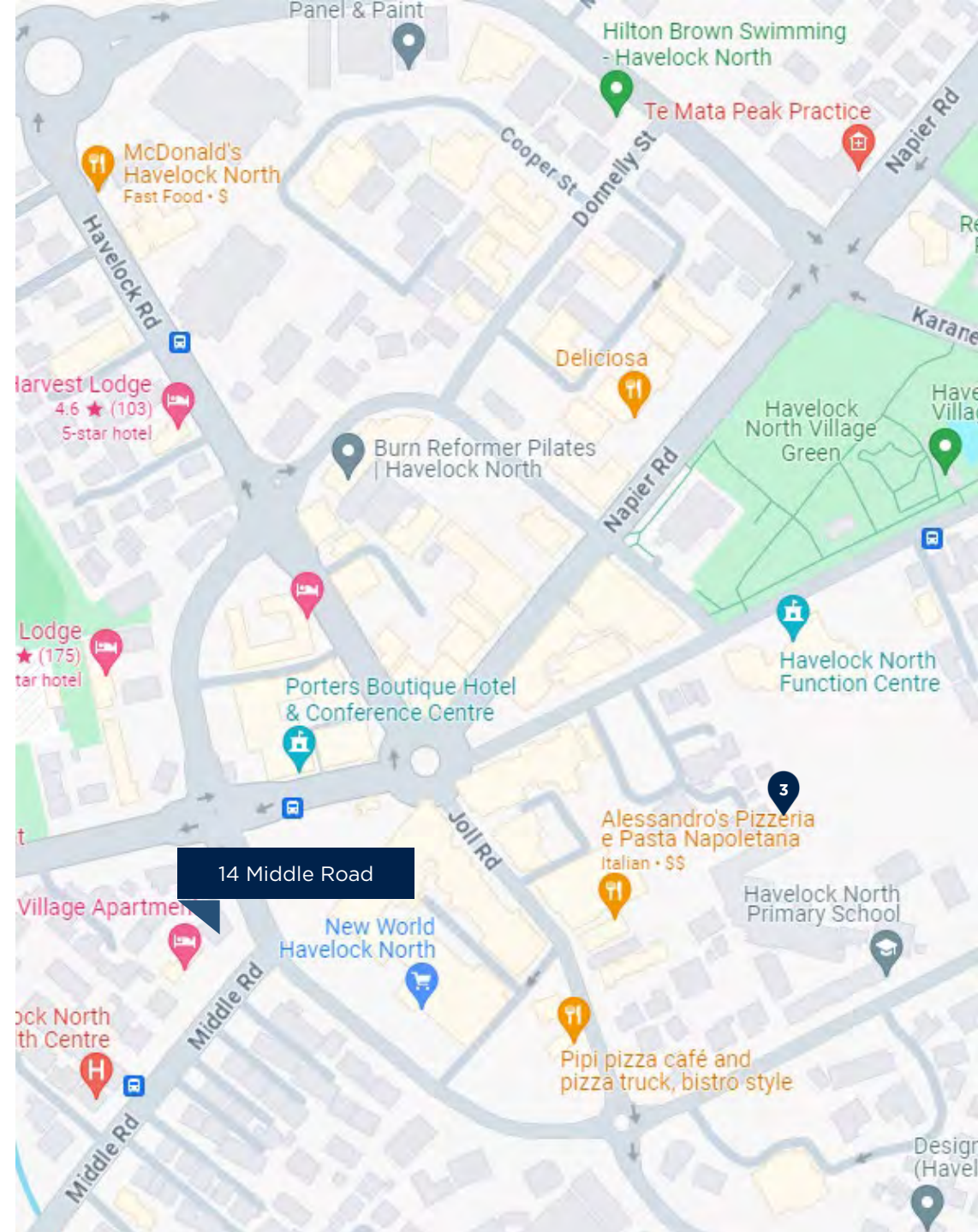
## Amenities

Close to important amenities including petrol stations, destination retail / trade, hospitality venues, medical and other professional service providers.



## Prime frontage

Dual street frontage provides profile and opportunities for development.





# Legal description and zoning

<b>Record of title</b>	HB93/287	
<b>Legal description</b>	Lot 2 Deposited Plan 6350	
<b>Land</b>	765sqm (more or less) - Freehold title	
<b>Rating valuation (01-07-2023)</b>	Land value	\$570,000
	Improvements	\$860,000
	<b>Capital value</b>	<b>\$1,430,000</b>
<b>Local authority</b>	Hastings District Council	
<b>Zoning</b>	Havelock North General Residential	



# Tenancy overview

<b>Tenant</b>	Havelock North Family Centre Limited
<b>Lease term</b>	Two (2) years
<b>Commencement date</b>	30 June 2018
<b>Rights of renewal</b>	Three (3) terms of three (3) years
<b>Renewal dates</b>	1 July 2020 (taken up), 1 July 2023 (taken up) and 1 July 2026
<b>Final expiry date</b>	30 June 2029 if all rights of renewal are exercised
<b>Rent review provisions</b>	Upcoming CPI on 1 July 2026 if renewal taken up
<b>Lease type</b>	Net
<b>Net income</b>	\$53,560 + GST

\*All amounts are excluding GST.



# The sale process

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**14 Middle Road, Havelock North is being offered for sale by way of Auction (unless sold prior) at 12pm on Friday 19th April 2024 at 17 Napier Road, Havelock North.**

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit [bayleys.co.nz/2802605](https://www.bayleys.co.nz/2802605)



# Appendices

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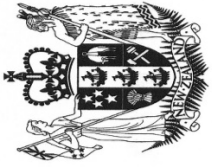
# Photo Gallery



# Photo Gallery



# Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

## Part-Cancelled

**Identifier** HB93/287  
**Land Registration District** Hawkes Bay  
**Date Issued** 18 October 1935

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**Estate** Fee Simple  
**Area** 831 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 6350  
**Registered Owners**  
Adrian Neil Dempsey, Tina Marie Fitz-Gerald and Hawkes Bay Nominees Limited

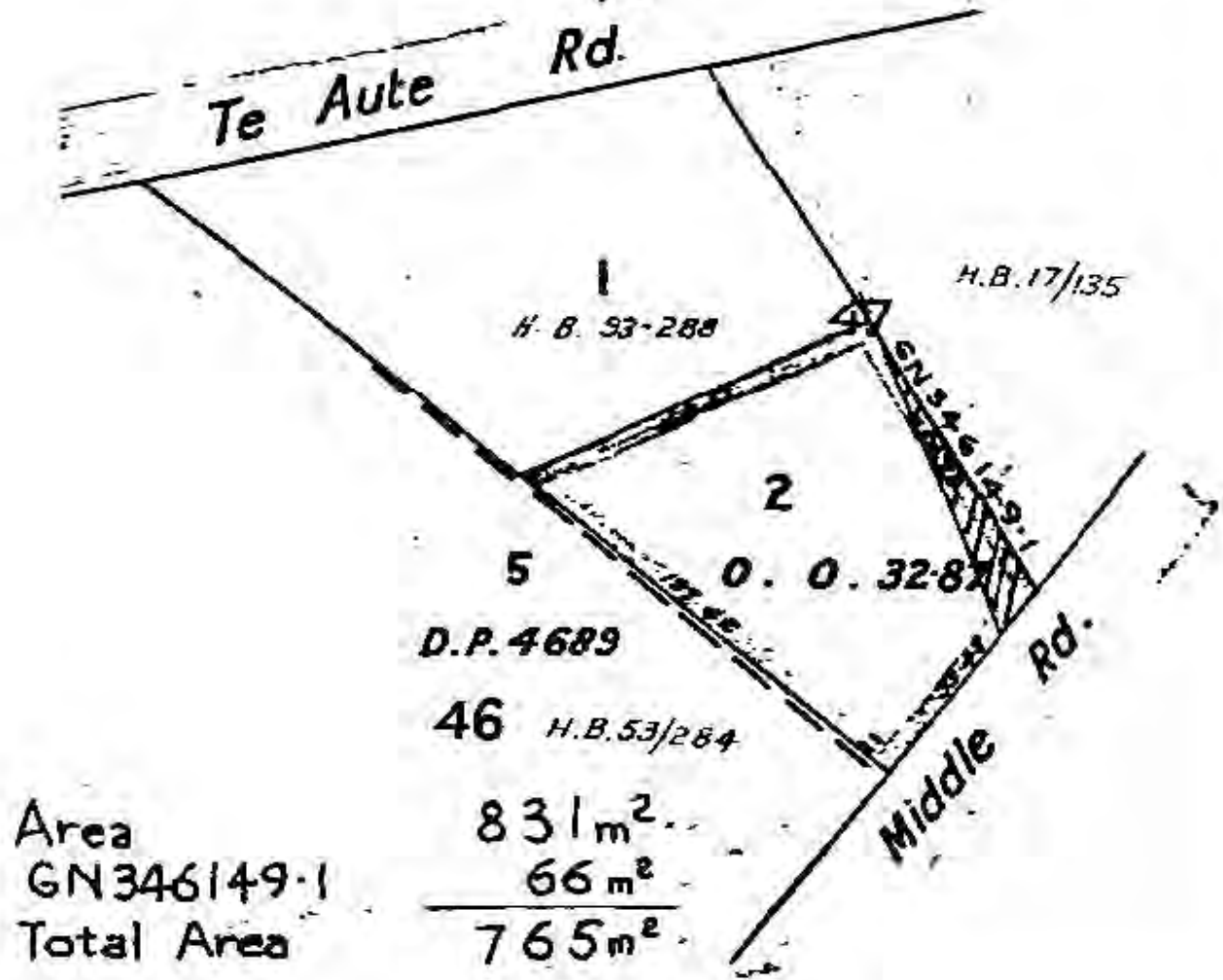
### Interests

346149.1 Gazette Notice taking part within land (66m<sup>2</sup>) for a street and vesting same in The Havelock North Borough Council - 6.12.1977 at 10:01 am  
8694072.3 Mortgage to Westpac New Zealand Limited - 14.2.2011 at 9:54 am  
12115099.2 Variation of Mortgage 8694072.3 - 11.5.2021 at 8:50 am

# Title

Identifier

HB93/287



Area  
GN346149.1  
Total Area

831 m<sup>2</sup>  
66 m<sup>2</sup>  
765 m<sup>2</sup>

Transaction ID: 2708200  
Consent Reference: K/G

Search Copy Download: 5/18/2014 3:25 pm Page 2 of 2  
Register Only

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